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This instrument prepared by:  
Vivien N. Hastings, Esquire  
801 Laurel Oak Drive, Suite 500  
Naples, FL 34108

4085518

DR2775 PG3840

FORTY-EIGHTH SUPPLEMENT  
TO THE  
AMENDED AND RESTATED DECLARATION  
AND GENERAL PROTECTIVE COVENANTS  
FOR  
PELICAN LANDING  
(Pelican Colony Villas)

THIS SUPPLEMENT is made this 18 day of December, 1996, by WCI COMMUNITIES LIMITED PARTNERSHIP, a Delaware limited partnership, successor by merger of PELICAN LANDING COMMUNITIES, INC., formerly Westinghouse Bayside Communities, Inc., a Florida corporation, which was Declarant of that particular AMENDED AND RESTATED DECLARATION AND GENERAL PROTECTIVE COVENANTS FOR PELICAN LANDING and is hereinafter referred to as DECLARANT.

WITNESSETH:

WHEREAS, DECLARANT has recorded the Amended and Restated Declaration and General Protective Covenants for Pelican Landing (hereinafter referred to as "DECLARATION") at Official Records Book 2198, Pages 1873 through 2026, inclusive, of the Public Records of Lee County, Florida, as amended; and

WHEREAS, the DECLARATION provides in Article VIII, Section 1, thereof that "Declarant shall have the unilateral right, privilege and option, from time to time at any time until all property described on Exhibit "A" has been subjected to this DECLARATION or December 31, 2020, whichever is earlier, to subject to the provisions of this DECLARATION and the jurisdiction of the Association any portion of real property, including without limitation that described in Exhibit "A" attached hereto. Such annexation shall be accomplished by filing in the Public Records of Lee County, Florida a Supplemental Declaration annexing such property"; and

WHEREAS, DECLARANT desires to subject all of the real property described in Exhibit "A" attached hereto (hereinafter defined and referred to as the "NEIGHBORHOOD") to certain, but not all provisions of the DECLARATION; and

RECORD VERIFIED - CHARLIE GREEN, CLERK  
BY: C. KELLER, D.C.

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NOW THEREFORE, DECLARANT hereby declares that real property described in Exhibit "A" hereto shall be held, transferred, sold, conveyed and occupied subject to the provisions of the DECLARATION, excepting therefrom Article XI (Architectural Standards) and Article XII (Use Restrictions), and, in accordance with Article 1, Section 34 of the DECLARATION, hereby assigns one (1) Unit to each lot in the NEIGHBORHOOD for a total of twenty-eight (28) Units assigned to the NEIGHBORHOOD.

IN WITNESS WHEREOF, WCI COMMUNITIES LIMITED PARTNERSHIP, a Delaware limited partnership, does hereby execute this SUPPLEMENT in its name by its undersigned, authorized officers and affixes its corporate seal hereto, this 18 day of December, 1996.

WCI COMMUNITIES LIMITED PARTNERSHIP,  
a Delaware limited partnership

WITNESSES:

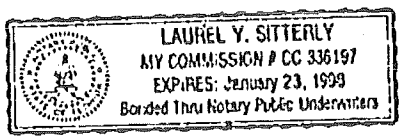
Laurel Y. Sitterly By JH  
Print Name: LAUREL Y. SITTERLY Jerry H. Schmoyer  
Senior Vice President

Virginia K. ...  
Print Name: VIRGINIA A. TUSLER

STATE OF FLORIDA )  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 18 day of December, 1996, by Jerry H. Schmoyer, Senior Vice President of WCI Communities Limited Partnership, a Delaware limited partnership, on behalf of the partnership. He is personally known to me.

Laurel Y. Sitterly  
Notary Public  
Print Name: LAUREL Y. SITTERLY  
My Commission expires:



Legal Description  
Colony Villas  
Sections 8 and 17, T. 47 S., R. 25 E.  
Lee County, Florida

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A tract or parcel of land lying within Section 8 and 17, Township 47 South, Range 25 East, Lee County, Florida and being more particularly described as follows:  
Commence at the northwesterly corner of Tract "A" according to the plat of Pelican Landing Unit Twenty Five, as recorded in Plat Book 58, pages 83 through 84, public records of Lee County, Florida; thence run S 00°07'17" W, along the west line of said Tract "A", for 80.00 feet; thence run N 89°21'02" W, along the proposed southerly right-of-way line of Pelican Colony Boulevard, for 233.62 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run southwesterly and southerly for 47.12 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 90°00'00", a chord length of 42.43 feet and a chord bearing of S 45°38'58" W to a point of tangency; thence run S 00°38'58" W for 62.56 feet to a point of curvature; thence run southerly for 57.55 feet along the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 21°58'53", a chord length of 57.19 feet and a chord bearing of S 11°38'25" W to a point of reverse curvature; thence run southerly for 96.61 feet along the arc of a curve to the left, having a radius of 115.00 feet, a central angle of 48°08'07", a chord length of 93.80 feet and a chord bearing of S 01°26'12" E to a point of reverse curvature; thence run southerly for 130.45 feet along the arc of a curve to the right, having a radius of 345.00 feet, a central angle of 21°39'53", a chord length of 129.68 feet and a chord bearing of S 14°40'19" E to a point of reverse curvature; thence run southerly for 535.07 feet along the arc of a curve to the left having a radius of 7,510.00 feet, a central angle of 4°04'56", a chord length of 534.96 feet and a chord bearing of S 05°52'50" E to a point of reverse curvature; thence run southerly for 235.26 feet along the arc of a curve to the right, having a radius of 370.00 feet, a central angle of 36°25'49", a chord length of 231.31 feet and a chord bearing of S 10°17'36" W to a point of tangency; thence run S 28°30'30" W for 184.67 feet; thence run S 62°43'48" E for 93.19 feet; thence run S 41°36'01" E for 105.17 feet; thence run S 00°07'58" W for 55.91 feet; thence run S 39°00'00" W for 144.72 feet to a non-tangential intersection with a curve; thence run easterly for 84.38 feet along the arc of said curve to the left, having a radius of 90.00 feet, a central angle of 53°43'11", a chord length of 81.33 feet and a chord bearing of S 78°51'36" E, to a point of reverse curvature; thence run easterly, southerly and southwesterly for

EXHIBIT "A"

Sheet 1 of 3

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179.25 feet along the arc of a curve to the right, having a radius of 55.00 feet, a central angle of  $186^{\circ}44'09''$ , a chord length of 109.81 feet and a chord bearing of  $S 12^{\circ}21'07'' E$  to a point; thence, non-tangentially, run  $S 10^{\circ}00'00'' W$  for 251.64 feet; thence run  $N 80^{\circ}00'00'' W$  for 34.66 feet to an intersection with a Conservation Easement recorded in O.R. Book 2669 at Page 3613, said public records; thence run along said easement the following four (4) courses: (1)  $N 40^{\circ}35'44'' W$  for 235.89 feet, (2)  $N 54^{\circ}59'40'' W$  for 92.97 feet, (3)  $S 79^{\circ}31'35'' W$  for 141.09 feet and (4)  $S 74^{\circ}42'07'' W$  for 37.10 feet; thence run  $N 15^{\circ}00'00'' W$  for 213.38 feet; thence run  $N 27^{\circ}16'12'' E$  for 586.74 feet to a point of curvature; thence run northerly for 86.79 feet along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of  $33^{\circ}09'08''$ , a chord length of 85.59 feet and a chord bearing of  $N 10^{\circ}41'38'' E$  to a point of tangency; thence run  $N 05^{\circ}52'56'' W$  for 560.43 feet to a point of curvature; thence run northwesterly for 95.04 feet along the arc of a curve to the left, having a radius of 125.00 feet, a central angle of  $43^{\circ}33'54''$ , a chord length of 92.77 feet and a chord bearing of  $N 27^{\circ}39'53'' W$  to a point; thence, non-tangentially, run  $N 55^{\circ}00'00'' E$  for 206.53 feet to a non-tangential intersection with a curve; thence run northerly for 18.43 feet along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of  $5^{\circ}16'44''$ , a chord length of 18.42 feet and a chord bearing of  $N 01^{\circ}59'23'' W$  to a point of tangency; thence run  $N 00^{\circ}38'58'' E$  for 130.41 feet to a point of curvature; thence run northwesterly for 46.15 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of  $88^{\circ}08'56''$ , a chord length of 41.74 feet and a chord bearing of  $N 43^{\circ}25'29'' W$  to a point; thence, non-tangentially, run easterly for 33.60 feet along the arc of a curve to the left, having a radius of 1,040.00, a central angle of  $1^{\circ}51'04''$ , a chord length of 33.60 feet and a chord bearing of  $S 88^{\circ}25'29'' E$  to a point of tangency; thence run  $S 89^{\circ}21'02'' E$  for 95.43 feet to the POINT OF BEGINNING.

Containing 11.19 acres of land, more or less.

Bearings are derived from a bearing of  $S 00^{\circ}07'17'' W$ , along the west line of Tract "A" according to said plat of Pelican Landing Unit Twenty Five.

EXHIBIT "A"

Sheet 2 of 3

10/10/96

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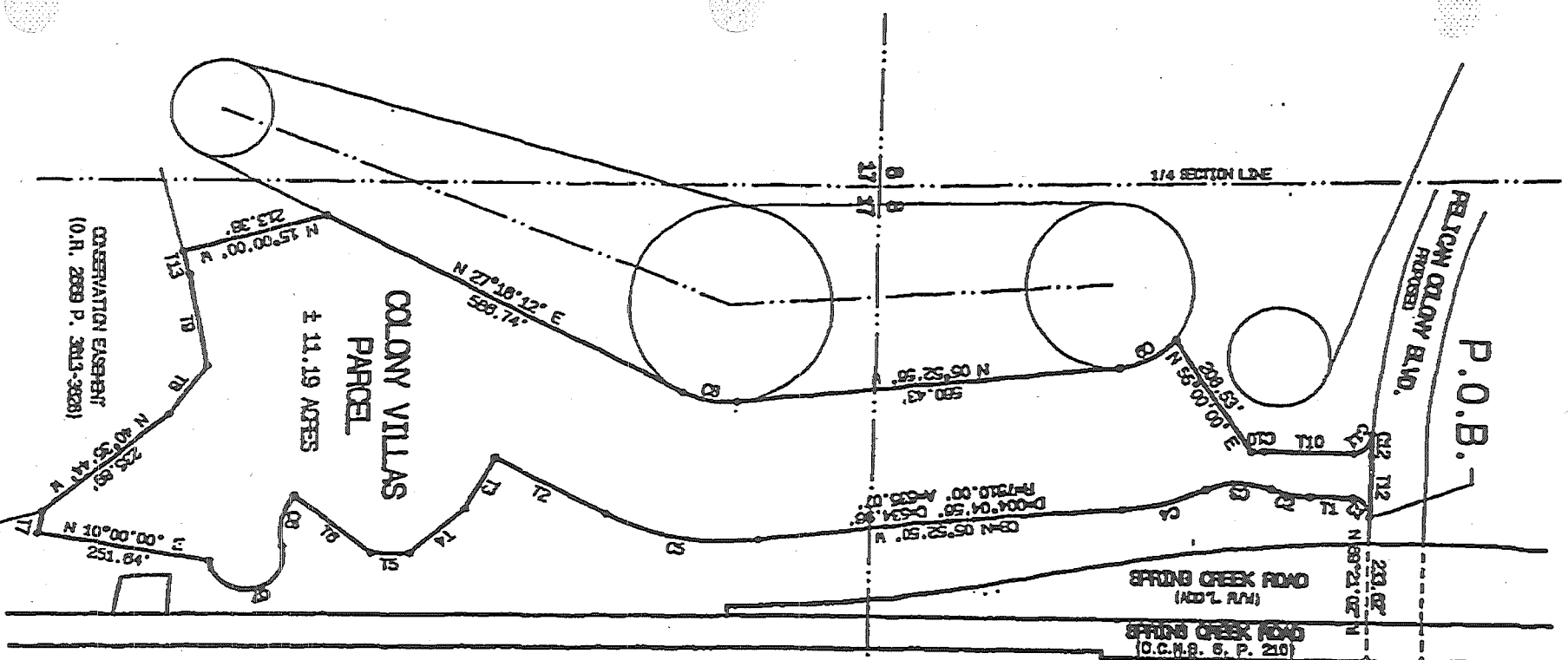
**P.O.C.**  
 HADDILL GREEN LLC CITY FL  
 HONORARY CORNER OF  
 TRACT "A" FELICIA LANDING  
 UNIT TWENTY-FIVE  
 (P.B. 83-84 P. 63-84)  
 96 DEC 26 PM 1:40

**P.O.B.**

FELICIA OLNEY BLVD.  
 PROPOSED

TRACT "A" FELICIA LANDING UNIT TWENTY-FIVE  
 (P.B. 83-84 P. 63-84)  
 FELICIA OLNEY BLVD.

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LINE (T)	BEARING	DISTANCE	CHORD	CH BRG
7	N 80°00'00"	34.88'	42.43'	S 45°38'58" W
8	S 54°58'40"	82.97'	57.19'	N 11°38'28" W
9	S 78°31'35"	141.08'	93.80'	N 01°28'12" W
10	N 00°38'58"	139.41'	129.68'	S 14°40'18" E
11	S 00°07'17"	88.08'	231.31'	S 10°17'36" W
12	S 88°21'02"	85.43'	81.33'	N 78°51'38" E
13	N 74°42'07"	37.10'	109.81'	S 12°21'07" E
			85.59'	S 10°41'38" W
			92.77'	N 27°39'53" W
			18.42'	N 01°59'23" W
			41.74'	N 43°25'29" W
			33.60'	N 02°52'08" W

LINE (T)	BEARING	DISTANCE	ARC	DELTA
1	N 15°00'00" W	23.36'	8.58'	090°00'00"
2	N 27°18'12" E	589.74'	184.97'	021°58'53"
3	N 40°51'41" W	233.83'	93.15'	048°08'07"
4	N 40°00'10" W	251.84'	105.17'	021°39'53"
5	N 00°00'00" W	144.72'	235.28'	038°25'48"
6	N 00°00'00" W	55.91'	84.38'	053°43'11"
7	N 00°00'00" W	144.72'	179.25'	186°44'08"
8	N 00°00'00" W	55.91'	85.79'	033°09'08"
9	N 00°00'00" W	144.72'	95.04'	043°33'54"
10	N 00°00'00" W	55.91'	18.43'	005°16'44"
11	N 00°00'00" W	144.72'	46.15'	088°08'56"
12	N 00°00'00" W	55.91'	33.60'	001°51'04"

- NOTES:
1. BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE TRACT "A" OF THE PLAT OF FELICIA LANDING UNIT TWENTY-FIVE (P.B. 83 P. 63-84) BEARING S 00°07'17" W
  2. PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
  3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**NOT A SURVEY**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET 3 OF 3  
 SCALE 1" = 250'



PROJECT NAME / LOCATION  
 FELICIA LANDING - COLONY VILLAS PARCEL  
 EXHIBIT "A"

DATE 10/01/98  
 PREPARED BY L. SHREVEAT  
 REVISIONS 10/10/98